

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/00049/FUL
LOCATION:	Babbington Hall, Westby Lane, Babbington, Nottinghamshire NG16 2SS
PROPOSAL:	Construct 5 dwellings including demolition of kennels, access and landscaping

APPEAL ALLOWED

The application was refused planning permission following committee and the decision notice issued on 8 July 2021, for the reason below, as recommended by the Chair of Planning in agreement with the Head of Service:

“The proposal, to construct 5 two storey dwellings on site, would create a development that is out of keeping in both scale and design with the character of the locality of Babbington, and would create significant harm upon the character and openness of the Green Belt. Accordingly, the development is contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 8 of the Part 2 Local Plan (2019) and Section 13 - Protecting Green Belt Land of the National Planning Policy Framework 2018 and there are no other material considerations that justify treating this proposal as an exception to these policies.”

The Planning Inspectorate considered the appeal by way of written representations.

The Inspector issued a decision letter and considered the main issues to be i) whether the development is inappropriate development in a Green Belt, including the effect of the development on the openness of the Green Belt, other Green Belt purposes and any other harm; ii) the effect of the development on the character and appearance of the area; and iii) whether any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations to amount to very special circumstances required so as to justify the proposal.

The Inspector summarised that due to the relative height of both the existing and proposed buildings on the site, the proposal would have a greater impact on the openness of the Green Belt. Although not possible to compare precisely the effect on openness, the impact would be limited. However, this would result in inappropriate development which is harmful to the Green Belt. This carried substantial weight.

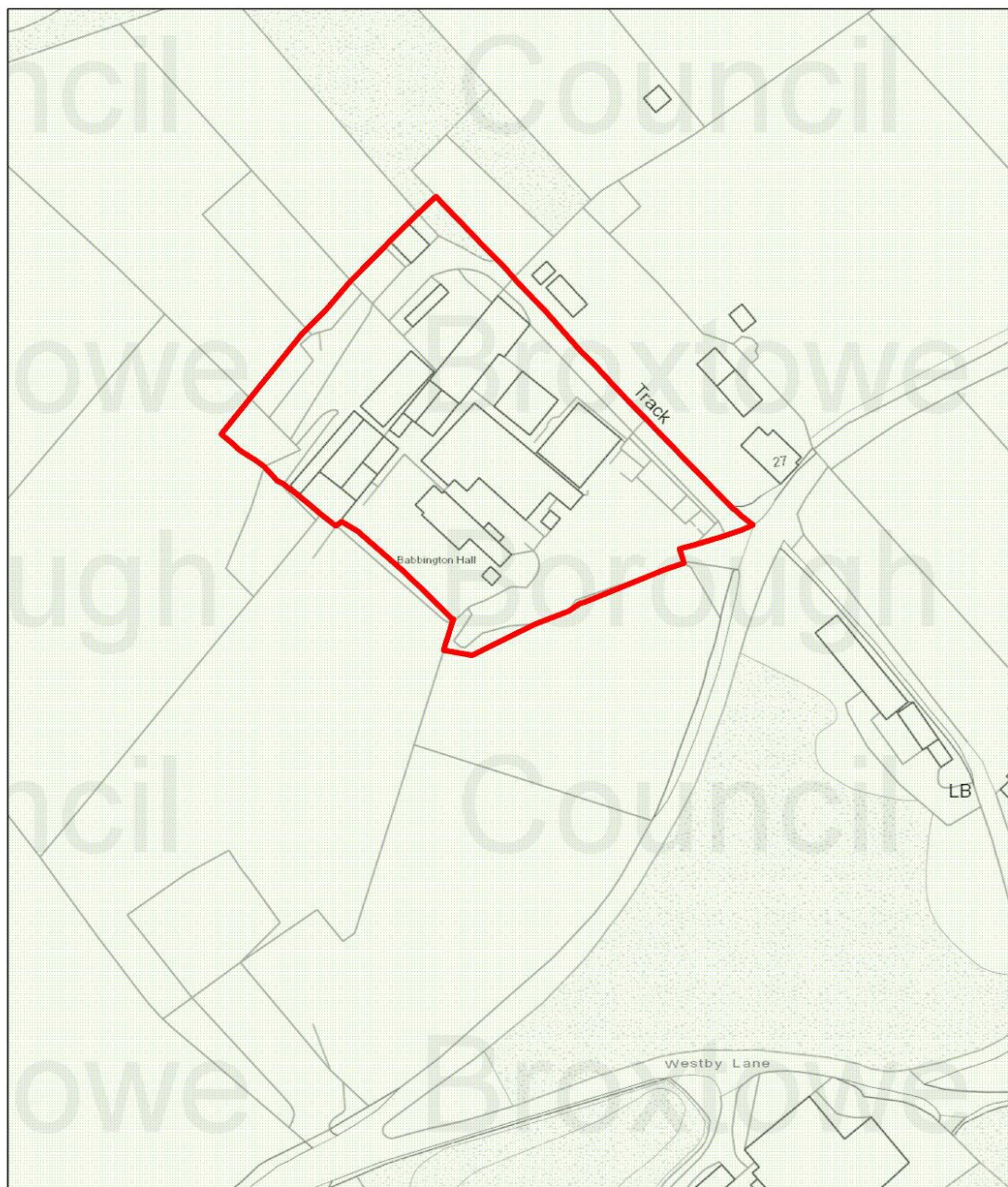
Given that the proposal would remove unsightly buildings and infrastructure on site, and notwithstanding the impact on openness of the Green Belt, the proposal would be a significant improvement in the character and appearance of the site within the countryside which can be afforded substantial weight.

Other considerations the Inspector took into account were the environmental benefits from the removal of the majority of the buildings on the site; and continued use of the site as kennels, should the development not take place, which could potentially continue the unneighbourly use in the locality.

The Inspector concluded that given the benefits above, which should be balanced against the limited effect on the openness of the Green Belt, the resulting harm would be clearly outweighed by the benefits when taken as a whole, and as such very special circumstances for the development have been demonstrated.

Subject to planning conditions as per the appeal notice, the Inspector concluded that the appeal should be allowed.

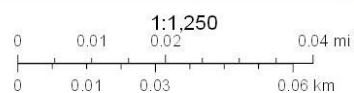
Babbington Hall Westby Lane Babbington



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■ Green Belt

■ Site



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